

A FINAL PLAT OF TIMBER CREEK ESTATES PHASE 1

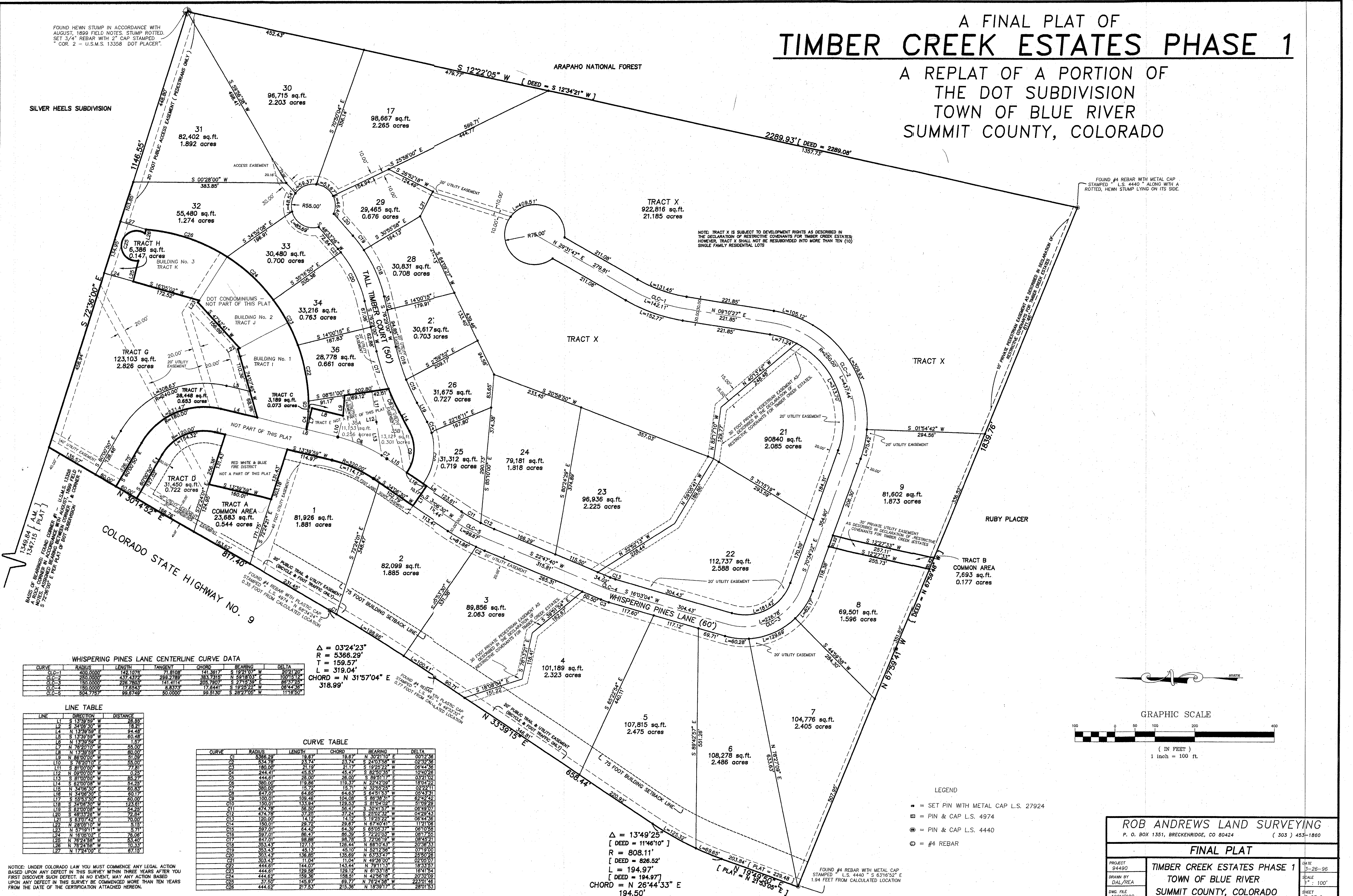
A REPLAT OF A PORTION OF
THE DOT SUBDIVISION
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO

FOUND HEWN STUMP IN ACCORDANCE WITH
AUGUST, 1899 FIELD NOTES. STUMP ROTTED.
SET 3/4" REBAR WITH 2" CAP STAMPED
"COR. 2 - U.S.M.S. 13359 DOT PLACER".

SILVER HEELS SUBDIVISION

ARAPAHO NATIONAL FOREST

FOUND #4 REBAR WITH METAL CAP
STAMPED "L.S. 4440" ALONG WITH A
ROTTED, HEWN STUMP LYING ON ITS SIDE.



NOTE: TRACT X IS SUBJECT TO DEVELOPMENT RIGHTS AS DESCRIBED IN
THE DECLARATION OF RESTRICTIVE COVENANTS FOR TIMBER CREEK ESTATES.
HOWEVER, TRACT X SHALL NOT BE RESUBDIVIDED INTO MORE THAN TEN (10)
SINGLE FAMILY RESIDENTIAL LOTS

30' PRIVATE UTILITY EASEMENT AS
DESCRIBED IN DECLARATION OF RESTRICTIVE
COVENANTS FOR TIMBER CREEK ESTATES

WHISPERING PINES LANE CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CLC-1	400.0000'	142.1078'	71.8108'	141.3617'	S 19°21'07" W	20°21'20"
CLC-2	280.0000'	437.4372'	299.2788'	383.7318'	N 59°18'03" E	100°15'17"
CLC-3	180.0000'	295.7807'	141.8114'	205.7807'	S 27°15'39" E	85°37'25"
CLC-4	180.0000'	117.8543'	8.8373'	17.6441'	S 19°22'22" W	08°44'36"
CLC-5	504.7757'	99.6749'	50.0000'	99.8130'	S 28°27'05" W	11°18'50"

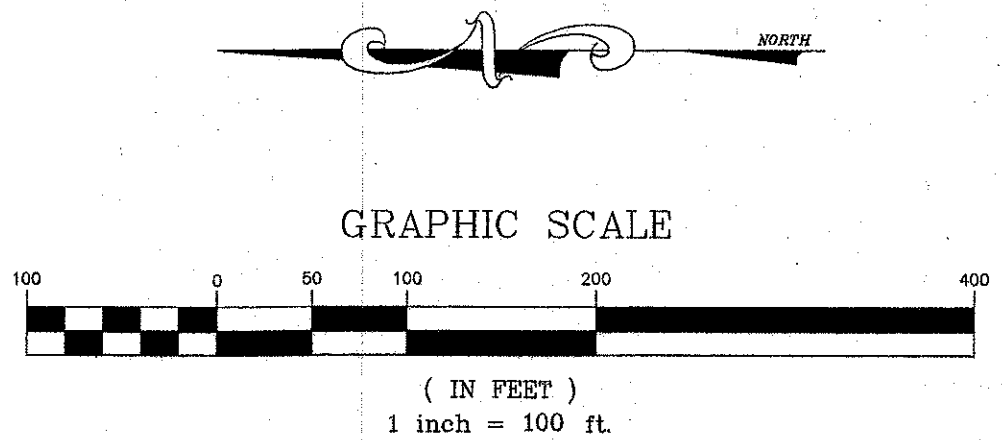
$\Delta = 03^{\circ}24'23"$
 $R = 5366.29'$
 $T = 159.57'$
 $L = 319.04'$
 $CHORD = N 31^{\circ}57'04" E$
 $318.99'$

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 13°39'59" W	26.85'
L2	S 34°06'30" W	18.21'
L3	N 13°39'59" E	94.48'
L4	S 13°39'59" W	65.48'
L5	N 13°39'59" E	15.57'
L6	N 13°39'59" E	55.00'
L7	N 76°20'10" W	55.00'
L8	N 13°39'59" E	50.00'
L9	N 86°00'00" W	51.09'
L10	S 78°20'10" E	55.00'
L11	S 81°50'00" W	77.20'
L12	N 09°20'10" W	0.25'
L13	S 81°00'00" W	85.27'
L14	S 82°00'08" W	54.25'
L15	N 4°08'52" E	60.25'
L16	N 34°06'30" E	60.17'
L17	S 53°53'30" E	80.00'
L18	S 34°06'30" W	124.01'
L19	S 82°00'08" W	54.26'
L20	S 46°33'28" W	72.84'
L21	N 4°30'42" E	70.00'
L22	N 28°30'10" W	5.15'
L23	N 57°19'11" W	53.70'
L24	N 17°05'02" E	76.06'
L25	N 76°22'58" W	5.41'
L26	N 76°24'58" W	10.33'
L27	N 17°24'00" E	67.19'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5366.29	18.67	18.67	N 30°21'10" E	00°12'36"
C2	534.78	23.74	23.74	S 24°03'58" W	02°32'36"
C3	180.00	21.19	21.17	S 12°22'22" W	08°44'36"
C4	244.41	25.53	25.52	S 82°50'58" E	02°40'28"
C5	444.61	28.00	28.00	S 89°51'17" E	03°21'02"
C6	360.00	119.37	119.37	N 22°20'09" E	18°02'00"
C7	360.00	15.92	15.71	N 52°52'29" E	02°22'11"
C8	647.01	64.85	64.63	S 64°51'53" W	08°43'31"
C9	100.01	109.48	104.08	S 86°18'11" E	02°47'44"
C10	150.01	133.94	128.53	S 81°04'22" E	01°30'29"
C11	474.78	58.50	56.47	S 30°41'57" W	08°49'07"
C12	474.78	37.25	37.25	S 25°52'25" W	06°44'36"
C13	120.00	14.12	14.12	N 12°22'22" E	08°44'36"
C14	150.01	28.22	29.67	N 87°40'41" E	11°21'08"
C15	597.01	64.42	64.36	S 65°05'51" W	08°10'08"
C16	597.01	86.37	86.30	S 22°20'09" E	08°17'45"
C17	647.01	98.88	98.78	S 22°06'19" W	08°48'21"
C18	353.43	127.13	126.44	N 88°10'43" E	20°36'33"
C19	353.43	45.11	45.10	N 52°12'58" E	07°19'00"
C20	303.43	136.85	135.89	N 63°33'47" E	25°50'28"
C21	303.43	11.04	11.04	N 49°30'00" E	02°06'07"
C22	444.61	144.57	143.44	N 79°11'18" E	18°33'51"
C23	444.61	129.58	129.12	N 61°31'18" E	16°41'54"
C24	444.61	159.36	158.51	N 42°56'18" E	20°32'09"
C25	317.57	145.97	89.71	N 75°24'58" E	22°30'48"
C26	444.61	217.53	215.36	N 18°59'17" E	28°01'53"



- LEGEND
- = SET PIN WITH METAL CAP L.S. 27924
 - ⊠ = PIN & CAP L.S. 4974
 - ⊙ = PIN & CAP L.S. 4440
 - ⊚ = #4 REBAR

$\Delta = 13^{\circ}49'25"$
 $[DEED = 11^{\circ}46'10"]$
 $R = 808.11'$
 $[DEED = 826.52']$
 $L = 194.97'$
 $[DEED = 194.97']$
 $CHORD = N 26^{\circ}44'33" E$
 $194.50'$

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

FINAL PLAT

PROJECT 94490	TIMBER CREEK ESTATES PHASE 1	DATE 3-26-96
DRAWN BY DAL/REA	TOWN OF BLUE RIVER	SCALE 1" = 100'
DWG. FILE 430NF102	SUMMIT COUNTY, COLORADO	SHEET 2 OF 2

NOTICE: UNDER COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU
FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED
UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS
FROM THE DATE OF THE CERTIFICATION ATTACHED HERON.